

AusterberryTM

the best move you'll make

Estate Agents

Letting and Management Specialists



83 Milton Road, Sneyd Green, Stoke-On-Trent, ST1 6HF

Asking Price

£220,000

- **Extended 3-bed Semi-Detached Family Home**
- **Substantial Plot With Wide Side Access**
- **Dual Aspect Lounge-Diner With French Doors Onto Patio**
- **UPVC Double Glazing & Gas Central Heating Throughout**
- **35ft Detached Garden Studio With Home Business Potential**
- **Carport, Driveway & Mature Front And Rear Gardens**
- **Impressive 15ft Bathroom With Rolltop Bath & Walk-In Shower**
- **Close Proximity To Excel Academy And Local Amenities**

This is a rare opportunity to acquire a lovely, spacious, light and airy, three-bedroom family home with mature gardens and parking for multiple vehicles.

The property also boasts a huge, detached, brick-built, double glazed, multi-use garden studio with massive potential as a home business (subject to any relevant consents) or home leisure hub.

Situated on a large plot in the heart of Sneyd Green, close to local amenities, good schools, parks, and transport links, this beautiful home offers the ideal combination of comfort, convenience and connectivity.

Viewing is strongly recommended – contact us today to arrange yours!



GROUND FLOOR

ENTRANCE HALL

A spacious hallway featuring a useful understairs storage cupboard which also houses the Worcester Bosch gas central heating boiler.

OPEN PLAN LIVING & DINING ROOM

23'2 x 12'0 (7.06m x 3.66m)

A light-filled, dual aspect room featuring a beautiful bow window overlooking the front garden and French doors opening onto the rear patio, finished with a newly fitted neutral carpet.

KITCHEN

19'2 x 6'7 (5.84m x 2.01m)

A bright and airy triple aspect room illuminated by three large windows and a half glazed external door. It is fitted with a range of white Shaker-style wall and base cabinets and drawers providing ample preparation surfaces and storage space. It also benefits from a brand new integrated double oven and grill, an electric hob and a stylish one-and-a-half bowl white ceramic sink and drainer. There is plumbing for a washing machine and space for a fridge-freezer.

FIRST FLOOR

LANDING

A bright landing with a loft hatch to a boarded loft for useful extra storage and a large casement window thoughtfully designed as an emergency escape route onto the car port roof.

BEDROOM ONE

14'0 x 12'2 (4.27m x 3.71m)

A spacious, light-filled master bedroom with an extensive range of built-in fitted wardrobes.

BEDROOM TWO

12'2 x 8'10 (3.71m x 2.69m)

A second airy double bedroom, overlooking the rear garden

BEDROOM THREE

8'6 x 6'7 (2.59m x 2.01m)

A bright, charming single bedroom, overlooking the front garden.

EXTENDED BATHROOM

15'4 x 6'9 (4.67m x 2.06m)

Four-piece white bathroom suite with a freestanding roll top bath and a separate walk-in shower. Airing cupboard with useful storage, also housing the hot water cylinder.

OUTSIDE

The property stands on a substantial plot boasting a sunny, gated front garden bordered by mature flowering shrubs. To the rear, the long, open back garden enjoys an abundance of natural sunlight throughout the day. There are two flat, lawned areas, and a large paved patio, ideal for outdoor entertaining. The property also benefits from a secure carport with wooden doors, providing privacy from the road, and a long tarmac driveway with tandem parking for up to six or seven cars. Practical extras include an outside tap, a useful rainwater butt and an external power point conveniently situated inside the carport.

LARGE DETACHED GARDEN STUDIO

35'0 x 12'8 (10.67m x 3.86m)

Benefitting from direct side access from the road, this secluded, self-contained building is a perfect setup for anyone looking to run a low-impact business from home, create a family leisure hub, or establish a home office retreat. Previously run as a successful music studio for private music tuition and subsequently partitioned to create two separate spaces for a home gym and a teenage den, this versatile space has huge potential for development across a variety of business and leisure uses, such as an e-commerce hub, jewellery workshop, art studio or games room. The existing stud partition can be removed if required and, for car enthusiasts, the original garage door remains in place making conversion back into a garage fairly straightforward.

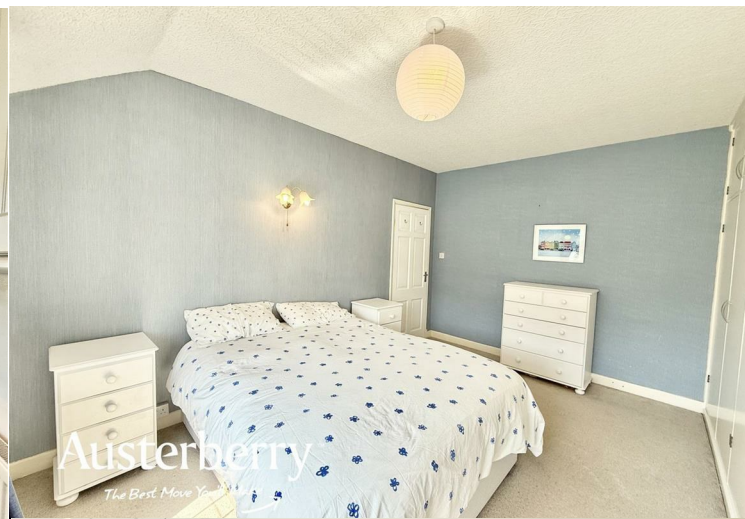
The studio features its own dedicated consumer unit, a double-glazed door and three large, opening, east-facing double glazed windows that flood the space with natural morning sunlight. The interior has recently been upgraded with brand new, heavy-duty, durable carpeting. While currently single-skinned, the studio provides a functional blank canvas for a buyer to add further insulation if desired and customise the space to their exact requirements. The Studio roof, fascias and guttering were fully replaced by respected local roofing specialist, Steve Emery, in 2019. The roof benefits from the remainder of a 20 year warranty and the fascias from the remainder of a 10 year warranty.

PROPERTY NOTES

The Worcester Greenstar high-efficiency A-rated boiler has an up-to-date service history, with the latest service completed on the 14/8/2026.

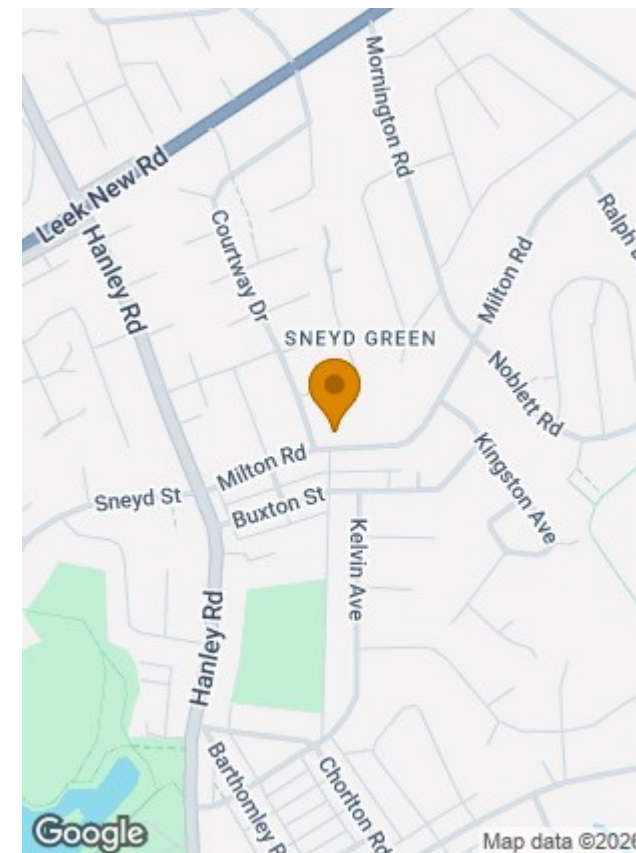
The boiler flue currently exits via the car port roof but the gas engineer has confirmed that it can be re-aligned flat against the external wall if required.

The side access is wide and, if a buyer chose to dismantle the car port, could accommodate a motorhome or caravan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MATERIAL INFORMATION

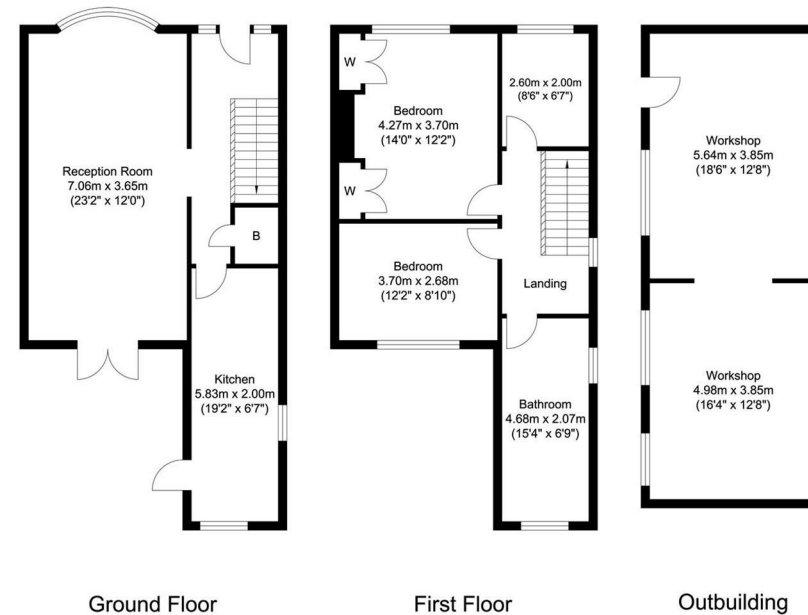
Tenure - Freehold

Council Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

Austerberry[™]
the best move you'll make